

179.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

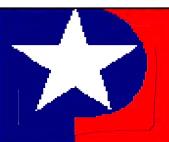
863,200 / 863,200

USE VALUE:

863,200 / 863,200

ASSESSED:

863,200 / 863,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
443		APPLETON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TYRRELL NEIL	
Owner 2: WRIGHT KRISTINA	
Owner 3:	
Street 1: 443 APPLETON ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: KNUTH MARY L ETAL/ TRUSTEES -
Owner 2: KNUTH-KINGSBURY 2016 TRUST -

Street 1: 443 APPLETON ST
Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02476	Type:

NARRATIVE DESCRIPTION

This parcel contains 4,678 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2052 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4678		Sq. Ft.	Site		0	70.	1.20	6									392,238						392,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										121594
										GIS Ref
										GIS Ref
										Insp Date
										07/17/18

USER DEFINED

Prior Id # 1:	121594
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:58:01
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	471,000	0	4,678.	392,200	863,200	863,200	Year End Roll	12/18/2019
2019	101	FV	354,100	0	4,678.	386,600	740,700	740,700	Year End Roll	1/3/2019
2018	101	FV	354,100	0	4,678.	297,000	651,100	651,100	Year End Roll	12/20/2017
2017	101	FV	354,100	0	4,678.	280,200	634,300	634,300	Year End Roll	1/3/2017
2016	101	FV	354,100	0	4,678.	257,800	611,900	611,900	Year End	1/4/2016
2015	101	FV	339,900	0	4,678.	240,900	580,800	580,800	Year End Roll	12/11/2014
2014	101	FV	339,900	0	4,678.	221,900	561,800	561,800	Year End Roll	12/16/2013
2013	101	FV	339,900	0	4,678.	221,900	561,800	561,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNUTH MARY L ET	70957-489	1	5/2/2018		868,000	No	No		
KNUTH MARY,	68890-422		2/14/2017	Convenience	99	No	No		
HAWKES CHRISTOP	54496-158		4/1/2010		597,000	No	No		
MERCADANTE FRAN	26403-428		6/14/1996		194,000	No	No	Y	

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2008	492	Redo Kit	5,950	C		G9	GR FY09	
4/23/2003	329	Addition	58,000	C		G6	GR FY06	ADD 2ND STY, BTH
7/25/1995	430	Manual	2,490	C				ROOF

BUILDING PERMITS

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
7/17/2018	Entry Denied	DGM	D Mann
7/17/2018	Info By Phon	DGM	D Mann
7/13/2018	MEAS&NOTICE	CC	Chris C
11/6/2008	Meas/Inspect	355	PATRIOT
6/21/2005	Permit Visit	BR	B Rossignol
5/13/2000	Inspected	197	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

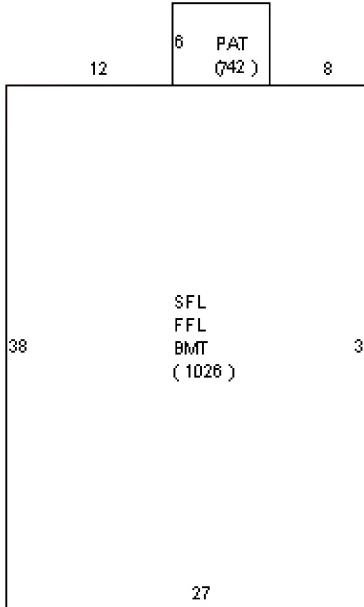
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

PDAS. OF = SINK IN BMT.

SKETCH

Sum Area By Label :
SFL = 1026
FFL = 1026
BMT = 1026
PAT = 42

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1951
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.16169596
Const Adj.:	1.00989902
Adj \$ / SQ:	146.649
Other Features:	102470
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493667
Depreciation:	22709
Depreciated Total:	470958

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	161.31	
Special Features:	0	Val/Su Net:	150.96	
Final Total:	471000	Val/Su SzAd:	229.53	

PARCEL ID

179.0-0004-0014.0

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

IMAGE

AssessPro Patriot Properties, Inc

Total:

More: N

Total Yard Items:

Total Special Features: